

New Reduced Net Lease Rate - \$16.00 PSF Net for First Two Years

New Reduced Sale Price - \$495 PSF

Colliers

FOR SALE OR LEASE

Units 14 - 15, 1610 Derwent Way, Delta

**7,406 SF**  
Warehouse/  
Office Strata Unit  
with **Dock &  
Grade Loading**



# Property Overview

## Civic Address

Units 14 - 15, 1610 Derwent Way, Delta

## Zoning

I2 (Medium Impact Industrial) allowing for a wide variety of warehouse, distribution, manufacturing and transportation industry orientated uses

## Building Breakdown\*

Ground Floor Warehouse and Production	5,402 SF
Front Second Floor Office	1,103 SF
Rear Second Floor Office	901 SF
<b>TOTAL</b>	<b>7,406 SF</b>

## Loading

Two (2) grade loading doors  
One (1) dock loading door

## Power

416 amp, 120 volt, 3-phase

## Heating

Overhead gas, forced air heating units throughout the warehouse area and HVAC throughout the office

## Strata Fees (2024)

\$1,772.17 per month

## Property Taxes (2024)

\$28,779.37

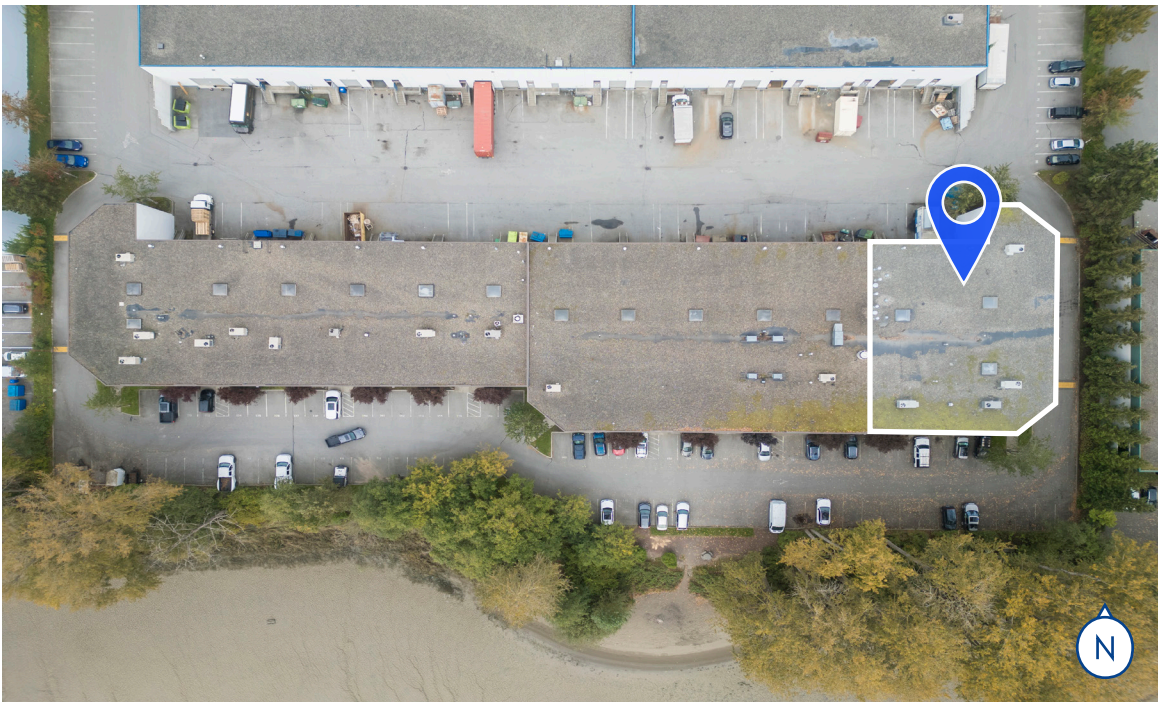
## Asking Price

~~\$4,250,000 (\$574/SF)~~ \$3,665,000 (\$495/SF)

## Asking Rate

~~\$22.00/SF, net~~

Two year introductory rate - \$16.00/SF, net



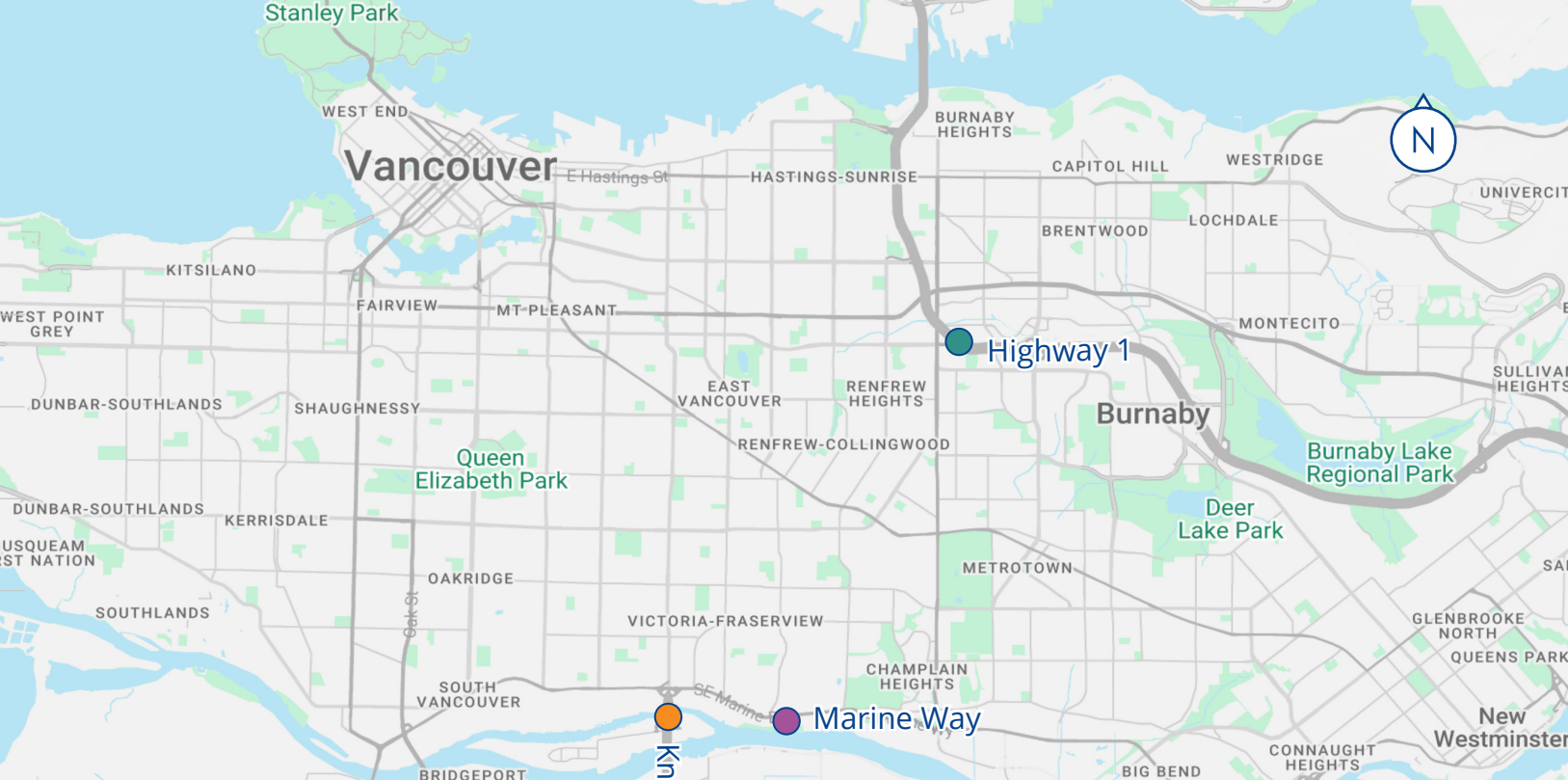
Highway 91  
4 minutes

SFPR  
10 minutes

Knight Street  
15 minutes

Marine Way  
20 minutes

Trans-Canada Highway  
25 minutes

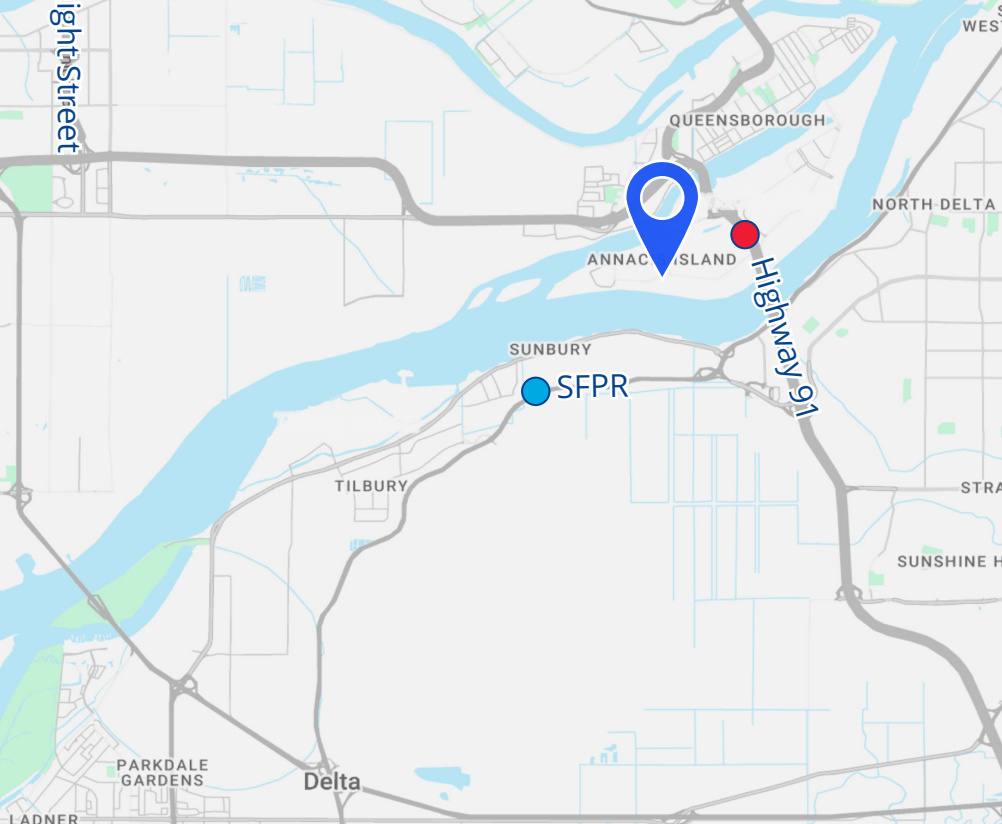


# Location

The subject property is located on Annacis Island, on the south side of Derwent Way, east of Cliveden Avenue.

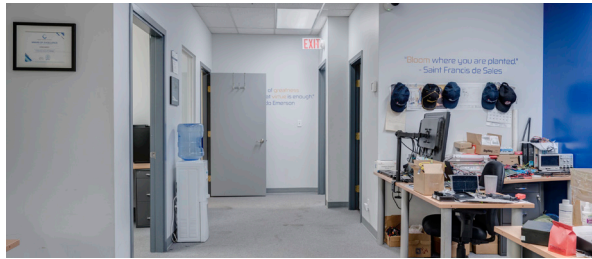
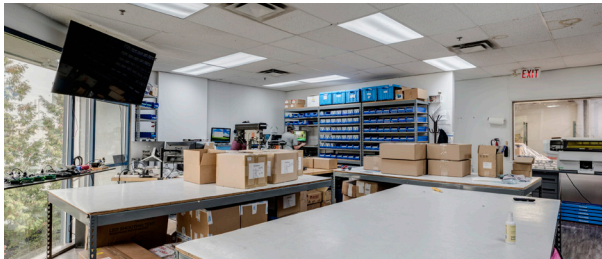
This area is home to many local, national and international businesses and consists of over 400 companies and over 10,000 employees. The building is centrally located and has excellent accessibility to all areas in the Lower Mainland. Highway 91A provides easy access to Burnaby and New Westminster to the north, and Delta, Surrey and the Canadian/US border crossing to the south.

Travelling east/west, Highway 91 connects Annacis Island with Richmond, Downtown Vancouver and YVR.



# Property Features

- Located in Annacis West Business Centre, a professionally managed complex
- Concrete tilt-up construction
- 22' ceiling height in warehouse/manufacturing area
- Multiple points of access and egress
- Dedicated truck loading court with good turning radius and maneuverability
- Workshop area within the warehouse
- Offices serviced with well designed private offices, open office area, washrooms, kitchenette, boardroom and design space
- Eleven (11) designated car parking stalls





## 7,406 SF Warehouse/Office Strata Unit with Dock & Grade Loading | Units 14 - 15, 1610 Derwent Way, Delta

### Sean Bagan

Personal Real Estate Corporation  
Senior Vice President  
+1 604 790 7204  
sean.bagan@colliers.com

### Jack Hall

Senior Associate  
+1 604 351 8947  
jack.hall@colliers.com

### Jack Bougie

Associate  
+1 604 329 4110  
jack.bougie@colliers.com

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### Colliers Canada | Vancouver

Colliers MacCaulay Nicolls Inc.  
1067 West Cordova St., Suite 1100  
Vancouver, BC V6C 1C7  
+1 604 681 4111

[collierscanada.com](https://www.collierscanada.com)